

**TOWN PLAN AND ZONING
COMMISSION**

Issued: March 5, 2019

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, MARCH 4, 2019
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioner: Michele Maresca, Alternate: Gordon Binkhorst, Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioners: John O'Donnell, Liz Gillette, Alternate: Andrea Gomes

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, February 4, 2019
Motion/Binkhorst; Second/Prestage; Vote 3-0 (Ahern, Prestage, Binkhorst Abstained: Maresca)

COMMUNICATIONS:

2. None

NEW BUSINESS:

Gordon Binkhorst seated for John O'Donnell on all new and old business.

3. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (IWW#1097) of Orchard Heights Developers, LLC, (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing a six (6) lot subdivision with associated site improvements,



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX: (860) 561-7504
www.westhartfordCT.gov

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including a proposed public cul-de-sac street, stormwater/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150' upland review areas. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.) ***Determined to be potentially significant and scheduled public hearing on April 1, 2019. Motion/Prestage; Second/Maresca; Vote 4-0. (Binkhorst seated)***

4. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (SUB #298) of Orchard Heights Developers, LLC, (R.O.) requesting approval of a six (6) lot residential subdivision including a proposed public cul-de-sac street and stormwater drainage infrastructure on approximately 2.6 acres of land located in a R-10 single family zone. The applicant is requesting a waiver to the sidewalk requirement as required by Section 184-24 of the West Hartford Subdivision Regulations. (Submitted for TPZ receipt on March 4, 2019. Consistent with Section 184-33 A., “the Commission may hold a public hearing regarding this proposal, if in its judgement, the specific circumstances require such action”. If a public hearing is deemed required, suggest the hearing be scheduled for April 1, 2019.) ***Required public hearing scheduled for April 1, 2019. Motion/Maresca; Second/Binkhorst; Vote 4-0 (Binkhorst seated)***
5. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW#1099) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 4, 2019. Suggest required public hearing be scheduled for April 1, 2019.) ***Required public hearing scheduled for April 1, 2019. Motion/Prestage; Second/Binkhorst; Vote 3-0 (Binkhorst seated; Maresca recused)***
6. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW# 1100) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant proposes the replacement of the existing athletic field and track with the installation of a new synthetic turf field with lighting and associated drainage improvements. Portions of the proposed activity are within the 150 ft. upland review area. No direct wetlands impacts are proposed. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.) ***Determined to be potentially significant and scheduled public hearing on April 1, 2019. Motion/Prestage; Second/Binkhorst; Vote 3-0. (Binkhorst seated; Maresca recused)***
7. **1678 Asylum Avenue - University of St. Joseph** – Application (SUP# 1336) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a Special Use Permit for the replacement of an existing athletic field with the installation of a new synthetic turf field with lighting and associated drainage improvements. (Submitted for TPZ receipt on March 4, 2019. Suggest required public hearing be scheduled for April 1, 2019.) ***Required public hearing scheduled for April 1, 2019. Motion/Prestage; Second/Binkhorst; Vote 3-0 (Binkhorst seated; Maresca recused)***

8. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW#1101) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The proposed work is related to a renovation project for McGovern Hall and includes modifications to parking and loading areas, much of which is within the 150 ft. upland review area. No direct wetland impacts are proposed. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.) ***Determined to be non-significant. Motion/Prestage; Second/Binkhorst; Vote 3-0 (Binkhorst seated; Maresca recused)***
9. **227 South Main Street – Noah Webster House** – Application (SUP# 1335) of the Noah Webster House and West Hartford Historical Society requesting approval of a Special Use Permit to build a bluestone patio / terrace and install a new shed on the west side of the property. (Submitted for TPZ receipt on March 4, 2019. Suggest required public hearing be scheduled for April 1, 2019.) ***Required public hearing scheduled for April 1, 2019. Motion/ Binkhorst; Second/ Maresca; Vote 4-0 (Binkhorst seated)***
10. **298 Oakwood Avenue, 81 and 91 Mozart Street** - Application (IWW # 1098) of Bryan Ruoff, Project Manager, Stantec Consulting Services Inc., on behalf of the Town of West Hartford requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The proposed project includes the relining of a sanitary sewer with clearing and grubbing of existing vegetation around two manholes. All work is within the 150' uplands review area. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.) ***Determined to be non-significant with conditions. Motion/Prestage; Second/Binkhorst; Vote 4-0 (Binkhorst seated)***

PUBLIC HEARING CALLED AT 7:35 P.M.

11. **60 North Main Street – North Cemetery** – Application (SUP #1333) of Rick DiBella, Superintendent requesting Special Use Permit approval to add 312 two-grave plots to an unused portion of North Cemetery. (Submitted for TPZ receipt on February 4, 2019. Required public hearing scheduled for March 4, 2019.) ***Approved with conditions. Motion/Maresca; Seconded/Prestage; Vote 4-0 (Binkhorst seated)***
12. **76 LaSalle Road (Mission Escape Game Room)** - Application (SUP #1298-LB-19) of Lasalle Road Partners, LLC, R.O. (Mission Escape Games Connecticut, Inc., David Chen) requesting TPZ review of compliance with the conditions of SUP #1298 approved February 6, 2017. Original approval for an indoor amusement facility that fosters communication, leadership and problem solving skills in a group setting, now known as Mission Escape Game Rooms. (Submitted for TPZ receipt on February 4, 2019. Required public hearing scheduled for March

4, 2019.) *No additional conditions. Motion/Prestage; Seconded/Binkhorst; Vote 3-0 (Binkhorst seated; Maresca recused)*

13. **1563 Asylum Avenue (Elizabeth Park)** - Application (IWW#1096) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to replace the existing temporary concert stage (approximately 745 s.f.) and construct a new approximately 865 s.f. permanent stage with overhead canopy and associated new sidewalk access. All activity is within the 150 ft. upland review area. (Submitted for IWWA receipt on February 4, 2019. Determined significant and set for public hearing on March 4, 2019.) *Approved with conditions. Motion/Maresca; Seconded/Binkhorst; Vote 4-0 (Binkhorst seated)*
14. **1563 Asylum Avenue (Elizabeth Park)** - Application (SUP #1334) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to replace the existing temporary concert stage (approximately 745 s.f.) and construct a new approximately 865 s.f. permanent stage with overhead canopy and associated new sidewalk access. (Submitted for TPZ receipt on February 4, 2019. Required public hearing scheduled for March 4, 2019.) *Approved with conditions. Motion/Binkhorst; Seconded/Prestage Vote 4-0 (Binkhorst seated)*

TOWN PLANNER'S REPORT:

15. **Plan of Conservation and Development Update:** Thematic & Council Meeting summaries and scheduling of next subcommittee meeting.
Todd Dumais provided an update, no action taken.

MEETING ADJOURNED: 9:15 P.M.